Country Club Tower - Operating Fund

Balance Sheet

As of September 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Operating Accounts	
Cash on hand	30.89
Valley Bank - Operating Account (0333) FROZEN	23,965.06
Valley Bank - Operating Account (1798)	55,000.00
Total 01 - Operating Accounts	**78,995.95**
03 - Leasehold Account	0.00
NY Community Bank - Leasehold Account (6991)	35,062.25
Total 03 - Leasehold Account	**35,062.25**
07 - Special Assessment	0.00
Valley Bank - Special Assessment Account (1054)	31,245.96
Total 07 - Special Assessment	**31,245.96**
Total 1000 - Cash	**145,304.16**
Total Bank Accounts	**$145,304.16**
Accounts Receivable	
1100 - Accounts Receivable (A/R)	-53,254.97
Total Accounts Receivable	**$ -53,254.97**
Other Current Assets	
1300 - Other Current Assets	
1310 - Employee Loan Receivable	-1,400.00
Total 1300 - Other Current Assets	**-1,400.00**
1400 - Undeposited Funds	32,765.51
Total Other Current Assets	**$31,365.51**
Total Current Assets	**$123,414.70**
TOTAL ASSETS	**$123,414.70**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable (A/P)	-832.32
Total Accounts Payable	**$ -832.32**
Credit Cards	
2200 - Credit Cards	
AmTrust Bank - Visa CS (3021)	733.77
AmTrust Bank - Visa HV (3336)	1,022.80
AmTrust Bank - Visa JR (3575)	401.67
Home Depot - Commercial Charge (4310)	1,455.06
Total 2200 - Credit Cards	**3,613.30**

Country Club Tower - Operating Fund

Balance Sheet

As of September 30, 2022

	TOTAL
Total Credit Cards	**$3,613.30**
Total Current Liabilities	**$2,780.98**
Long-Term Liabilities	
2500 - Notes Payable	
2260 SBA Hurricane Loan (6008)	349,642.62
Total 2500 - Notes Payable	**349,642.62**
2600 - Tenant Security Deposits Held	51,316.85
2700 - Advances from Members	0.00
2800 - Deferred Income - Cable Contract	3,000.00
Total Long-Term Liabilities	**$403,959.47**
Total Liabilities	**$406,740.45**
Equity	
3000 - Retained Earnings	-277,613.06
3350 Fund Balance	0.00
Reserve Fund Balance	0.00
3330 - Pooled Reserves-see Replacements	0.00
Total Reserve Fund Balance	**0.00**
Net Income	-5,712.69
Total Equity	**$ -283,325.75**
TOTAL LIABILITIES AND EQUITY	**$123,414.70**

Country Club Tower - Operating Fund

Profit and Loss

January - September, 2022

	TOTAL
Income	
4000 - Maintenance Income	790,651.28
4010 - Bulk Cable/Internet Income	126,346.77
4020 - Antenna Rental Income	5,647.72
4030 - Work Orders	5,960.00
4050 - Laundry Income	14,912.00
4060 - Late Fees	3,865.79
4070 - Sales & Lease Fees	-23,605.79
4080 - Miscellaneous Income	1,544.61
4090 - Interest Income	0.41
01 - Operating Accounts	
City National Bank (6229) Interest	4.85
Total 01 - Operating Accounts	**4.85**
03 - Leasehold Account	
NY Community Bank (6991) Interest	6.20
Total 03 - Leasehold Account	**6.20**
Total 4090 - Interest Income	**11.46**
Total Income	**$925,333.84**
GROSS PROFIT	**$925,333.84**
Expenses	
6020 - Bank Charges	343.58
6100 - Bulk Cable/Internet Expense	98,269.78
6300 - Insurance Expenses	
Package Insurance	159,091.85
Workers' Comp Insurance	7,235.00
Total 6300 - Insurance Expenses	**166,326.85**
6320 - Interest Expense (SBA)	12,080.00
6470 - Lawncare Expenses	
01 - Monthly Contract	12,160.00
02 - Lawn-Landscape Maintenance	593.02
Total 6470 - Lawncare Expenses	**12,753.02**
6500 - Miscellaneous Expenses	21,682.98
6540 - Office Expenses	
01 - Office Expenses	8,279.34
02 - Postage & Lease Fees	1,032.66
03 - Application Expense	2,060.00
04 - Licenses & Permits	2,664.57
Total 6540 - Office Expenses	**14,036.57**
6560 - Payroll Expenses	
01 - Salaries / Wages	
Administrative Assistant	39,957.50
Maintenance	119,759.66

Country Club Tower - Operating Fund

Profit and Loss

January - September, 2022

	TOTAL
Maintenance Supervisor	36,096.00
Security	105,262.99
Total 01 - Salaries / Wages	**301,076.15**
02 - Payroll Taxes	23,363.10
03 - Payroll Fees	1,464.32
Total 6560 - Payroll Expenses	**325,903.57**
6570 - Pest Control Expenses	
01 - Monthly Contract	896.00
02 - Quarterly Contract	1,125.00
03 - Pest Control Expenses	290.00
Total 6570 - Pest Control Expenses	**2,311.00**
6600 - Professional Fees	
Accounting Expenses	7,204.45
Legal Expenses	7,945.34
Total 6600 - Professional Fees	**15,149.79**
6610 - Refuse Collection	
01 - Monthly Contract	4,247.60
02 - Refuse Collection	3,175.00
Total 6610 - Refuse Collection	**7,422.60**
6650 - Repairs & Maintenance (R&M) Expenses	147.68
Elevator	10,237.74
Fire Testing & Monitoring	6,067.41
Repairs	38,002.57
Total 6650 - Repairs & Maintenance (R&M) Expenses	**54,455.40**
6680 - Security Expenses	
Security & CCTV Equipment	-1,893.91
Total 6680 - Security Expenses	**-1,893.91**
6710 - Supplies Expense	
Cleaning Supplies	10,088.12
Covid-19 Supplies	1,965.97
Electrical Supplies	347.89
Pool Supplies	2,084.86
Replacements	27,440.56
Uniforms	936.92
Total 6710 - Supplies Expense	**42,864.32**
6800 - Telephone & Internet Expenses	
01 - Telephone Expenses	7,627.71
04 - Telephone Service-Elevator	1,189.75
Total 6800 - Telephone & Internet Expenses	**8,817.46**
6820 - Utilities Expenses	
Electricty Services (FP&L)	62,861.06
Fuel & Gas	2,301.64

Country Club Tower - Operating Fund

Profit and Loss

January - September, 2022

	TOTAL
Water/Sewer Service	107,366.84
Total 6820 - Utilities Expenses	**172,529.54**
6870 - Water Tower Services	
01 - Monthly Contract	2,295.00
02 - Water Tower Services	2,250.00
Total 6870 - Water Tower Services	**4,545.00**
Uncategorized Expense	849.51
Total Expenses	**$958,447.06**
NET OPERATING INCOME	**$ -33,113.22**
Other Income	
8000 - Special Assessment Revenue	175,000.58
Total Other Income	**$175,000.58**
Other Expenses	
9000 - Special Assessment Expense	108,600.05
9100 - Pooled Reserves	
9100 - Pooled Reserves	39,000.00
Total 9100 - Pooled Reserves	**39,000.00**
Total Other Expenses	**$147,600.05**
NET OTHER INCOME	**$27,400.53**
NET INCOME	**$ -5,712.69**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Balance Sheet

As of September 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 - Cash	
01 - Reserve Accounts	
Bank of America - Statutory Reserve Account (5539)	17,294.15
NY Community Bank - Contingency Reserve Account (7818)	10,361.76
Valley Bank - Contingency Reserve Account (0341)	50,893.06
Valley Bank - Contingency Reserve Account (0457)	270,350.82
Total 01 - Reserve Accounts	**348,899.79**
02 - Certificates of Deposit (CDs)	
Synchrony Bank - Commercial CD (0317) [Contingency Reserve]	85,932.52
Total 02 - Certificates of Deposit (CDs)	**85,932.52**
Total 1000 - Cash	**434,832.31**
Total Bank Accounts	**$434,832.31**
Total Current Assets	**$434,832.31**
TOTAL ASSETS	**$434,832.31**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	14,597.50
Total Accounts Payable	**$14,597.50**
Total Current Liabilities	**$14,597.50**
Total Liabilities	**$14,597.50**
Equity	
3000 - Opening Balance Equity	427,630.20
Additional paid in capital	65,641.99
Retained Earnings	
Net Income	-73,037.38
Total Equity	**$420,234.81**
TOTAL LIABILITIES AND EQUITY	**$434,832.31**

COUNTRY CLUB TOWER - REPLACEMENT FUND

Profit and Loss

January - September, 2022

	TOTAL
Income	
4000 - Revenues	
4010 - Quarterly Allocation from Operating Fund	39,000.00
4030 - Interest Income	143.30
Synchrony Bank - CD (0317) Interest	8.54
Valley Bank (0457) Interest	233.74
Total 4030 - Interest Income	**385.58**
Total 4000 - Revenues	**39,385.58**
Total Income	**$39,385.58**
GROSS PROFIT	**$39,385.58**
Expenses	
6000 - Reserves Expenses	
Administration Offices	2,432.26
Cooling Tower	4,240.00
Doors	7,393.97
Electrical Wiring and Controls	650.00
Fire Pump	3,400.00
Landscaping	2,300.00
Laundry Equipment	1,540.80
Pumps	6,140.31
Security Equipment & Monitoring	1,605.00
Tools/Equipment	2,425.00
Total 6000 - Reserves Expenses	**32,127.34**
Office expenses	56.13
Total Expenses	**$32,183.47**
NET OPERATING INCOME	**$7,202.11**
Other Expenses	
Other Miscellaneous Expense	65,641.99
Total Other Expenses	**$65,641.99**
NET OTHER INCOME	**$ -65,641.99**
NET INCOME	**$ -58,439.88**

Country Club Tower - Operating Fund

Valley Bank - Operating Account (0333) FROZEN, Period Ending 09/30/2022

RECONCILIATION REPORT

Reconciled on: 10/06/2022

Reconciled by: Tammy Haynes

Any changes made to transactions after this date aren't included in this report.

Summary USD

Statement beginning balance	146,561.63
Checks and payments cleared (28)	-133,804.56
Deposits and other credits cleared (2)	2,514.84
Statement ending balance	15,271.91
Uncleared transactions as of 09/30/2022	-927.05
Register balance as of 09/30/2022	14,344.86

Details

Checks and payments cleared (28)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/01/2022	Bill Payment	1145	US BANK	-107.78
09/06/2022	Bill Payment	1144	Edwin Ballantyne	-1,500.00
09/06/2022	Bill Payment	1143	Brenton Gayle	-850.00
09/07/2022	Bill Payment	ACH	AMTRUST NORTH AMERICA…	-929.00
09/07/2022	Bill Payment	ACH	CITY OF CORAL SPRINGS -…	-11,300.37
09/07/2022	Bill Payment	1147	STATE CHEMICAL SOLUTIO…	-689.14
09/07/2022	Bill Payment	1149	HGI TECHNOLOGIES	-86.13
09/07/2022	Bill Payment	1150	AGI INTERNATIONAL, INC	-255.00
09/07/2022	Bill Payment	ACH	SHERWIN WILLIAMS	-124.34
09/07/2022	Bill Payment	1152	GLOBAL BACKGROUND AN…	-300.00
09/07/2022	Bill Payment	1153	BUG OFF EXTERMINATOR	-112.00
09/07/2022	Bill Payment	ACH	FPL	-8,506.56
09/07/2022	Bill Payment	1154	RICHARD'S LOCKSMITH	-44.91
09/07/2022	Bill Payment	ACH	FIRST Insurance Funding Corp.	-19,670.65
09/07/2022	Bill Payment	1155	FLORIDA PROPERTY SUPPLY	-1,260.13
09/08/2022	Credit Card Payment		FIRST BANKCARD- JR	-363.11
09/08/2022	Credit Card Payment		HOME DEPOT	-780.66
09/08/2022	Credit Card Payment		FIRST BANKCARD- JR	-773.77
09/08/2022	Credit Card Payment		FIRST BANKCARD- JR	-285.43
09/08/2022	Expense		SMALL BUSINESS ADMINIS…	-2,416.00
09/08/2022	Bill Payment	1157	JC & SONS SERVICES LLC	-780.00
09/08/2022	Bill Payment	1156	JUDY CORTEZ	-1,400.00
09/14/2022	Expense			-9,620.20
09/14/2022	Journal	09/14/2022 - TH		-764.78
09/14/2022	Journal	09/14/2022 - TH		-3,327.99
09/14/2022	Journal	09/14/2022 - TH		-12,206.61
09/15/2022	Expense		MICHAEL B MOSKOWITZ CPA	-350.00
09/29/2022	Transfer			-55,000.00
Total				-133,804.56

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/02/2022	Deposit		UNIT #1211	1,434.00
09/13/2022	Deposit			1,080.84
Total				2,514.84

Additional Information

Uncleared checks and payments as of 09/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/12/2022	Credit Card Payment		FIRST BANKCARD- HV	-103.00
06/14/2022	Bill Payment	ACH	BROWARD COUNTY, ELEVA…	-354.00
09/07/2022	Bill Payment	1146	IMPRESSIVE AIR	-250.00
09/07/2022	Bill Payment	1151	DIAMOND PLUMBING	-220.05
Total				-927.05

Uncleared deposits and other credits as of 09/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/31/2022	Bill Payment	ACH	BLUE STREAM	0.00
Total				0.00

Country Club Tower - Operating Fund

Valley Bank - Operating Account (1798), Period Ending 09/30/2022

RECONCILIATION REPORT

Reconciled on: 10/06/2022

Reconciled by: Tammy Haynes

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	0.00
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (1)	55,000.00
Statement ending balance	55,000.00
Register balance as of 09/30/2022	55,000.00
Cleared transactions after 09/30/2022	0.00
Uncleared transactions after 09/30/2022	129,440.75
Register balance as of 10/06/2022	184,440.75

Details

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/29/2022	Transfer			55,000.00
Total				55,000.00

Additional Information

Uncleared checks and payments after 09/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/04/2022	Bill Payment	ACH	BLUE STREAM	-14,597.50
10/04/2022	Bill Payment	ACH	US BANK	-116.28
10/04/2022	Bill Payment	ACH	BLUE STREAM	-14,597.50
10/05/2022	Bill Payment	ACH	WASTE PRO	-1,061.90
10/05/2022	Bill Payment	ACH	AMTRUST NORTH AMERICA…	-929.00
10/05/2022	Bill Payment	ACH	SMALL BUSINESS ADMINIS…	-2,416.00
Total				-33,718.18

Uncleared deposits and other credits after 09/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
10/04/2022	Deposit			12,337.13
10/04/2022	Deposit			57,439.65
10/04/2022	Deposit			93,382.15
Total				163,158.93

COUNTRY CLUB TOWER - REPLACEMENT FUND

Bank of America - Statutory Reserve Account (5539), Period Ending 09/30/2022

RECONCILIATION REPORT

Reconciled on: 10/05/2022

Reconciled by: Tammy Haynes

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	17,944.15
Checks and payments cleared (1)	-650.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	17,294.15
Uncleared transactions as of 09/30/2022	0.00
Register balance as of 09/30/2022	17,294.15

Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/29/2022	Bill Payment	0740	PHILLIP RODIN	-650.00
Total				-650.00

Additional Information

Uncleared checks and payments as of 09/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/07/2022	Check	736		-3,700.00
06/13/2022	Check	737		-1,539.59
06/13/2022	Check	738		-16,883.37
Total				-22,122.96

Uncleared deposits and other credits as of 09/30/2022

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/07/2022	Check	736		3,700.00
06/13/2022	Check	737		1,539.59
06/13/2022	Check	738		16,883.37
Total				22,122.96